

MANAGEMENT CERTIFICATE  
OF  
BEAR CREEK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Bear Creek Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Bear Creek.
2. The name of the Association: Bear Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Bear Creek, recorded under Document No. 20220126883, in the Official Public Records of Bexar County (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration, and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Bear Creek Residential Community, Inc., c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231, Attn.: Rhonda Shaw.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential  
Attn: Rhonda Shaw  
Mailing Address: 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231  
Telephone Number:: (210) 829-7202  
Email Address: [Rhonda.Shaw@fsresidential.com](mailto:Rhonda.Shaw@fsresidential.com)

7. Website to access the Association's dedicatory instruments: [www.fsresidential.com](http://www.fsresidential.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00.

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

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The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

BEAR CREEK RESIDENTIAL COMMUNITY, INC.  
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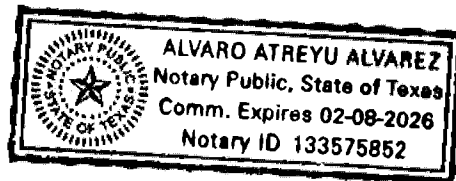
BEAR CREEK RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: RUDY MUÑOZ  
Title: AUTHORIZED SIGNATORY

STATE OF TEXAS           §  
  §  
COUNTY OF Bexar   §

This instrument was acknowledged before me this 6 day of May, 2022, by Rudy Muñoz, Authorized Signatory of Bear Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

BEAR CREEK RESIDENTIAL COMMUNITY, INC.  
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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Bear Creek, recorded as Document No. 20220126883, Official Public Records of Bexar County, Texas
2. Bear Creek Adoption of Working Capital Assessment, recorded as Document No. 20220127006, Official Public Records of Bexar County, Texas.
3. Bear Creek Community Manual, recorded as Document No. 20220127457, Official Public Records of Bexar County, Texas.

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**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220127648  
**Recorded Date:** May 20, 2022  
**Recorded Time:** 12:09 PM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/20/2022 12:09 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk